

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
May 4, 2016, 7:02 PM**

PRESENT –

Commission Chair Chris Judd
Commissioner Wayne Holdaway
Commissioner Angela Kohl
Commissioner Tim Blackburn
Commissioner (Alternate) Anthony Jenkins (Sat)
Commissioner (Alternate) Cristy Welsh

ABSENT –

Commissioner Daniel Pace

STAFF PRESENT – Planner Aric Jensen, Deputy Recorder Kinsli McDermott

OTHERS PRESENT– Resident Tyce Flake; Nate Hutchings, Pete Evans, Bronson Tatton - Flagship Development

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, May 4, 2016, starting at 7:02 PM in the Vineyard Town hall. The invocation was offered by Commissioner Blackburn.

REGULAR SESSION - The meeting was called to order at 7:02 PM.

OPEN SESSION

Commissioner Welsh asked about the 18-acre park and when it would be finished and open. Ms. McDermott explained that the developers hoped to begin construction in the summer with a partial opening in late fall. It was suggested that the Planning Commission ask Mr. Evans about the park once he arrived at the meeting.

MINUTES REVIEW AND APPROVAL

None

BUSINESS ITEMS

5.3 Planning Commission Training Session

The Planning Commission will have a standard training session, and will go over meeting procedures. No action will be taken.

Mr. Jensen talked to the Planning Commission about public meetings structure and how meetings could be run smoothly. He suggested having the Commission Chair open public meetings instead of having a formal motion. He talked about appropriate times for public comment.

5.1 **Preliminary Subdivision Plat –Waters Edge Phase 9, James Bay**

Flagship Homes requests preliminary subdivision plat approval for Waters Edge Phase 9, James Bay, which is located south of 400 N and immediately adjacent to Utah Lake. The Planning Commission will review and make appropriate action.

Chairman Judd first asked about the status of the 18-acre park and when residents could expect to see progress being made on it. Mr. Evans said they hoped to have the area graded and the grassy areas planted in order to give it a chance for a good growing season. He said the hardscape and structure work would begin later this year and hopefully open with a ribbon cutting ceremony in May of 2017.

Mr. Jensen presented the preliminary subdivision plat. He explained that it was a 28-acre subdivision with 20,000 square foot lots. He said the applicant proposed a private gated community with one gated entrance and cul-de-sacs at the end of the roadways. Mr. Jensen pointed out outstanding items still needed in order to finalize the preliminary plat application. There was discussion and clarification regarding the need for a secondary access for the subdivision. It was determined that the 28 lot subdivision did not require a secondary access. As per D.107.1 of the 2015 IFC the maximum lot count for a subdivision before requiring a secondary access is 30 lots.

Mr. Evans explained the park and trail systems. He said there would be a 3-acre park that would tie into the trail. He mentioned that there was a portion of the beaches which were not jurisdictional wetlands so they would be able to reclaim some of the sandy beaches and make them nice and usable. The trail would be 10 feet wide as per the county requirements. Mr. Evans clarified that they had not yet made the determination of whether the subdivision would be a gated community. He explained that they considered a gated community in order to offer seclusion to residents and to prevent the neighborhood from becoming a parking lot for the park. When asked for clarification, Mr. Evans explained that Parcel A was underneath the power lines and was designated open space. He said Parcel A had not yet been dedicated to the town, however, the town had an easement recorded on the parcel.

Discussion continued regarding the private road and a second access.

Motion: COMMISSIONER HOLDAWAY MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY SUBDIVISION PLAT - WATERS EDGE PHASE 9 WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT CONSTRUCTS LAKE SHORE TRAIL IN THE LOCATION INDICATED AND IN ACCORDANCE WITH ADOPTED PROJECT MASTER PLAN.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME DESIGNS MEETING THE MINIMUM REQUIREMENTS OF ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE APPLICANT MAKES ANY REDLINE CORRECTIONS
4. THE APPLICANT PAYS ANY AND ALL FEES

COMMISSIONER JENKINS SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

When asked about a timeline, Mr. Evans and Mr. Hutchings explained that Flagship wanted to construct 300 West before beginning the James Bay project so it would not move forward for a little while. They also explained that Flagship had been working with the County on the trail system. They said there was a portion of the trail that the town hoped to dedicate to the County. The County had standard requirements in order to accept a trail for their maintenance. Mr. Evans said the town would be responsible for upgrading the trail from the developer's design to the County's standards, or the other option would be that the town would accept the trail at the developer's design and maintain it in the future.

5.2 **Continued Public Hearing from 12.16.2015**

The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

Mr. Jensen asked for additional questions or discussion. Commissioner Holdaway asked about signs. It was determined that additional discussion was needed along with a formal motion.

Chairman Judd asked about the change to the Clegg Farm and wanted to make sure that the Council reviewed the recommendation from the Planning Commission.

The Planning Commission discussed items pertaining to the nuisance ordinance. They talked about regulations for chickens and goats. They talked about Air B&B regulations and enforcement.

Resident Tyce Flake noted that the town had sufficient ordinances to regulate B&B's, but that they lacked the staff to enforce the codes. He said the building official was also the code enforcement officer. He thought the current work load with building permits would not allow him to balance both effectively. The Planning Commission discussed the possibility of hiring a volunteer code enforcement officer. Mr. Flake thought that giving an individual legal right to enforce code opened them up to the possibility of legal issues. It was suggested to assemble a code enforcement committee or to partner with Utah Valley University to try to get volunteers as code enforcement for the city. Additional discussion ensued.

PLANNING COMMISSION MEMBERS REPORTS

Questions were raised regarding the landscaping for the new Dairy Queen. The Planning Commission asked Ms. McDermott to get Planning Commission minutes and Town Council minutes regarding the final landscaping plan. They wanted to check the recordings from the meetings.

Commissioner Welsh voiced concern with the pocket park near LeCheminant. She said it was awful and that it needed to be kept in better condition. She was concerned with other smaller parks going in around the town. Commissioner Jenkins thought the park wasn't that bad, but pointed out that there was no trash can. He thought residents would help keep it clean if trash cans were placed in the park.

ADJOURNMENT

Chairman Judd adjourned the meeting by consent at 8:06 PM The next meeting is scheduled to be held on May 18, 2016.

MINUTES APPROVED ON: June 15, 2016

CERTIFIED CORRECT BY: /s/ Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER